

Local Market Update for December 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

91932

Imperial Beach

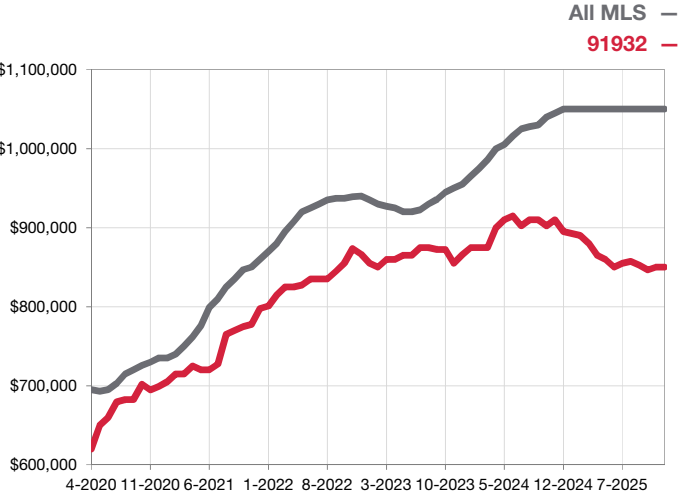
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	7	2	- 71.4%	178	155	- 12.9%
Pending Sales	9	2	- 77.8%	104	92	- 11.5%
Closed Sales	13	9	- 30.8%	103	95	- 7.8%
Median Sales Price*	\$775,000	\$720,000	- 7.1%	\$895,000	\$850,000	- 5.0%
Percent of Original List Price Received*	97.6%	91.5%	- 6.2%	96.8%	96.0%	- 0.8%
Days on Market Until Sale	44	83	+ 88.6%	36	52	+ 44.4%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	4	0.0%	137	141	+ 2.9%
Pending Sales	3	0	- 100.0%	65	53	- 18.5%
Closed Sales	5	1	- 80.0%	66	56	- 15.2%
Median Sales Price*	\$950,000	\$715,000	- 24.7%	\$760,000	\$649,500	- 14.5%
Percent of Original List Price Received*	89.8%	98.6%	+ 9.8%	95.1%	96.5%	+ 1.5%
Days on Market Until Sale	81	62	- 23.5%	52	48	- 7.7%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	3.7	5.4	+ 45.9%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

